

Heritage Statement

In respect of a Change of Use Application of
Agricultural Land for the Siting of 4 no. Glamping Pods at
Fletcherhouse Farm, Almondbury

Client:
Mr R Airey
Fletcherhouse Farm,
Lumb Lane,
Almondbury,
Huddersfield,
HD4 6SZ

Produced By
Hardcastle Rural Surveyors Ltd
The Old Coal Yard, Risplith, Ripon HG4 3EW
Tel 01765 658525
Email: info@hardcastlerural.co.uk

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HERITAGE STATEMENT

1.0 Introduction

This Heritage Statement has been prepared in support of the application for a change of use of agricultural land for the siting of 4 no. glamping pods at Fletcherhouse Farm, Almondbury.

2.0 Heritage Assets

The application site lies within the setting of Fletcher House which is a grade II listed farmhouse. The glamping pod site is located approximately 20m to the west of the farmhouse across the existing farm driveway. It is located on an area of existing concrete yard and earth tracks.

No part of the proposed development will affect the construction of the listed farmhouse.

4.0 Assessment of Heritage Impact

The proposal has been carefully planned to preserve the setting of the nearby listed building. The development occupies a small area of land which does not contribute directly to the architectural or historic significance of the listed building beyond its general rural character. The proposal retains this rural character through a low-density layout, modest building scale and the use of natural materials.

The proposal sites 4 no. glamping pods, leaving ample space between each pod which ensures their privacy and also prevents the site from becoming overcrowded. The pods are small, single-storey structures finished with natural timber cladding which allows them to blend into the surrounding landscape. Furthermore, the application site is well screened from the farmhouse behind existing mature hedgerows and trees.

It is also important to note that the listed building is already located on an established livestock farm amongst a range of modern farm buildings. Many of the buildings, including a shed used to house cattle, are sited within a similar proximity to the farmhouse as the proposed glamping pod site is. It is therefore not considered that the proposed glamping pod site will have any greater visual or noise impact on the farmhouse than the existing agricultural buildings do.

Summary

The proposed change of use of agricultural land for the siting of 4 no. glamping pods represents a sensitive and well-considered form of rural development. It is considered that the development preserves the rural setting of the nearby listed farmhouse, does not result in harm to the significance of it and supports sustainable rural tourism and farm diversification.

If you have any further queries or wish to discuss the proposal, please contact me.

D Tilley

Daisy Tilley BSc (Hons) MRICS FAAV
Rural Surveyor
RICS Registered Valuer
On behalf of Hardcastle Rural Surveyors Ltd
Mobile 07903 745409
Email daisy@hardcastlerural.co.uk

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